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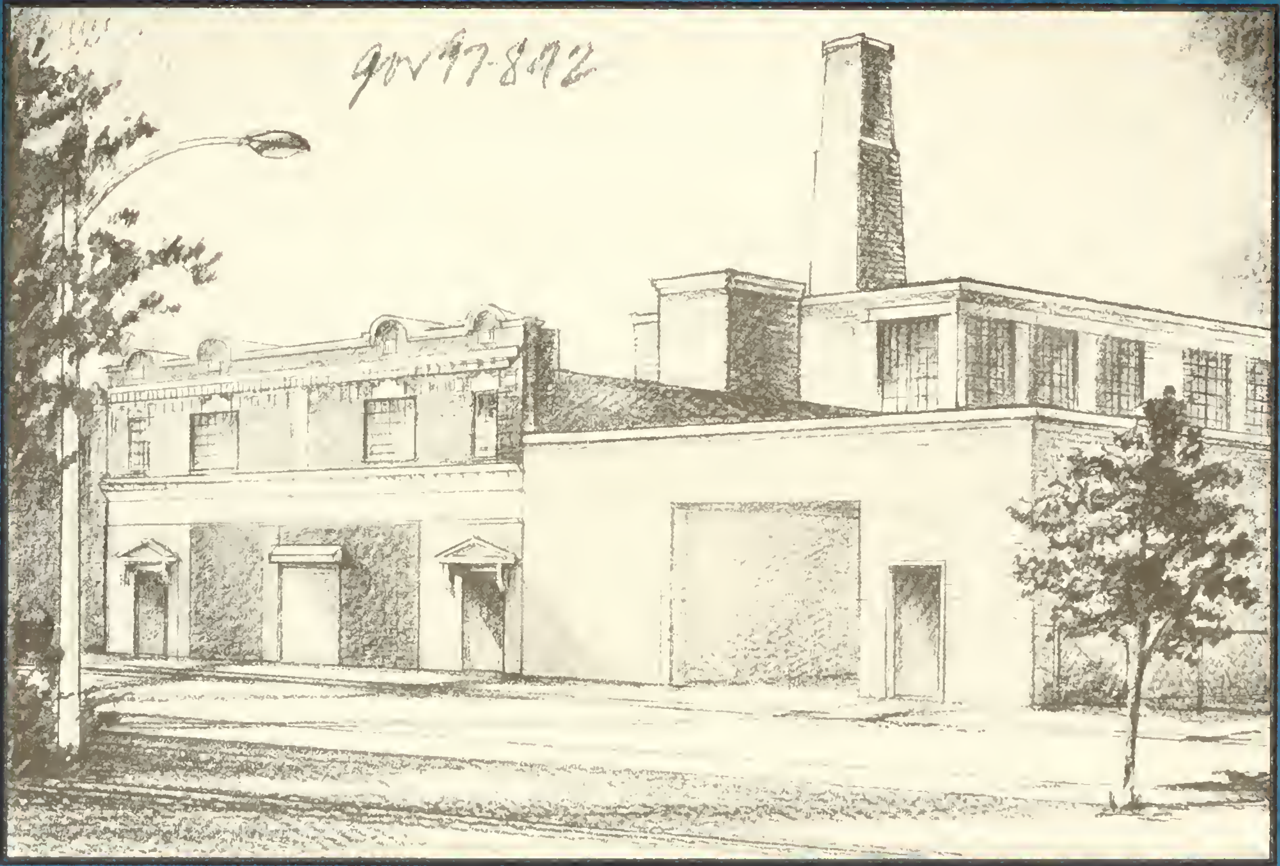
West Newmarket



Industrial & Warehouse Space

Downtown convenience without the Uptown price tag.

Boston's boom in the real estate market has created many new business opportunities, but if you are a business trying to keep costs down, how do you stay close to it all? The fact is that these days, in Boston, the words "rent" and "inexpensive" are rarely used in the same sentence.

West Newmarket is the answer, and best of all, it's in the city's Newmarket district. Located at 169 Norfolk Ave., this three-building, 55,000-square-foot complex is specifically suited to small businesses on a budget. And it's minutes from downtown and the waterfront

Space available for lease and priced the way Boston's industrial and warehouse space used to be priced.

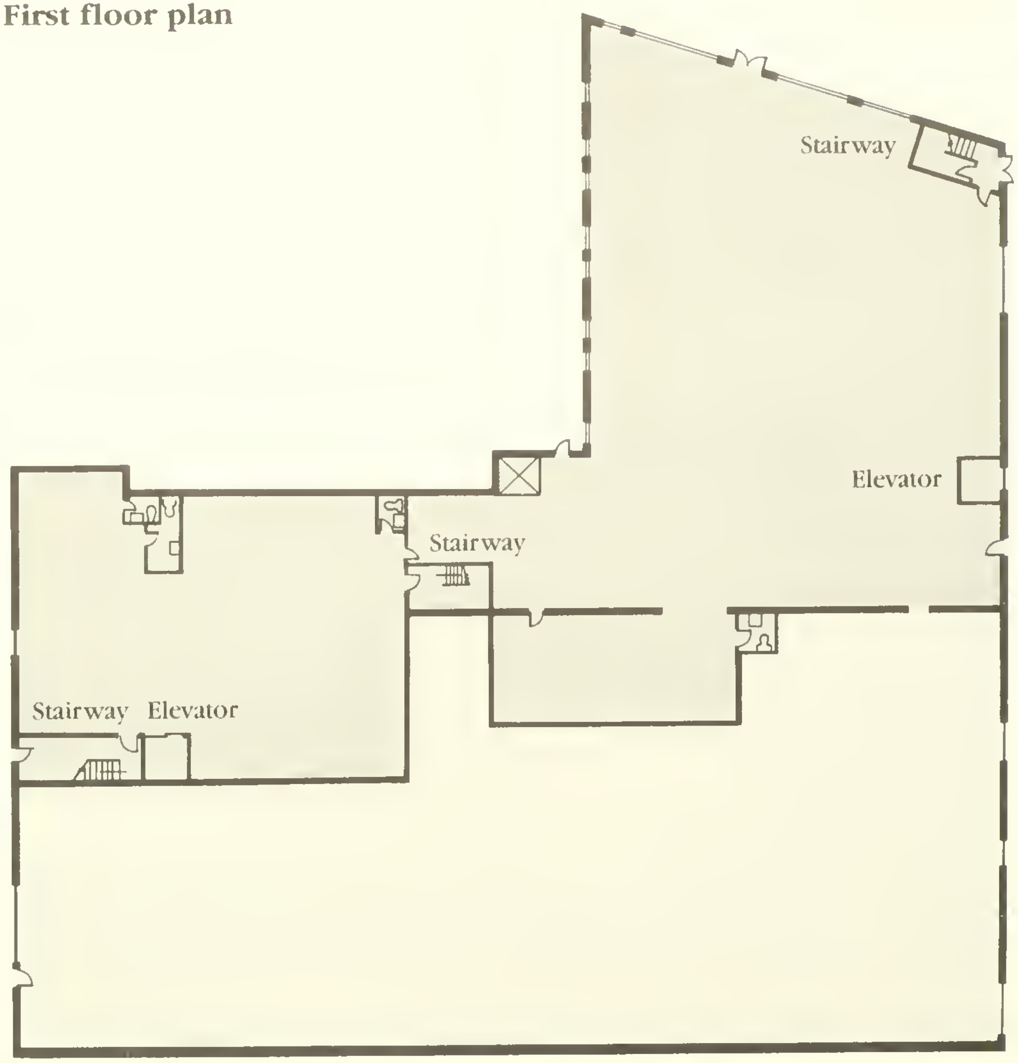
Whether you require 500 or 13,000 square feet of industrial or warehouse space, this is the place for you. Retailers, commissaries, craft producers, manufacturers and others in need of "back room" space can once again have it at prices that are good for business.

Private off-street parking and two freight elevators for easy upper-story access are just some of the features that make West Newmarket so desirable. The other features include:

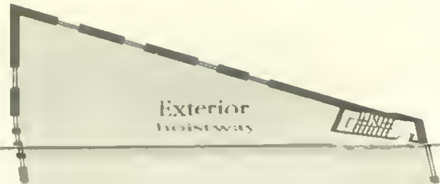
- Individual loading doors for ground floor units and common loading to second and third floor units
- Sprinkler fire protection throughout
- Ceiling heights up to 16′
- Strip fluorescent lighting throughout
- Heavy power capacity
- Central low pressure steam heat
- Unit sizes suited to your business requirements
- Off-street parking
- Two freight elevators
- Two exterior hoistways (second floor)

In Boston's opinion, Newmarket is good for

First floor plan

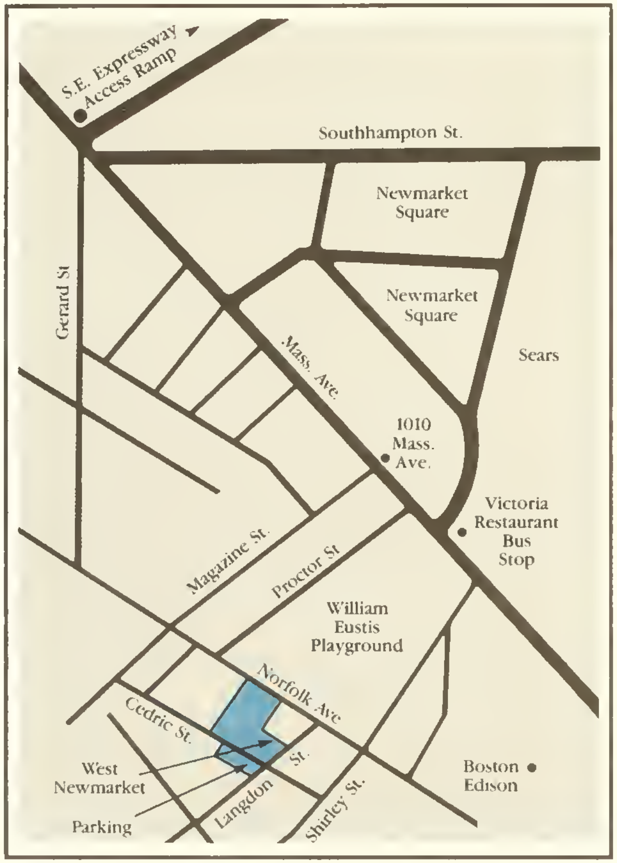


Second floor plan

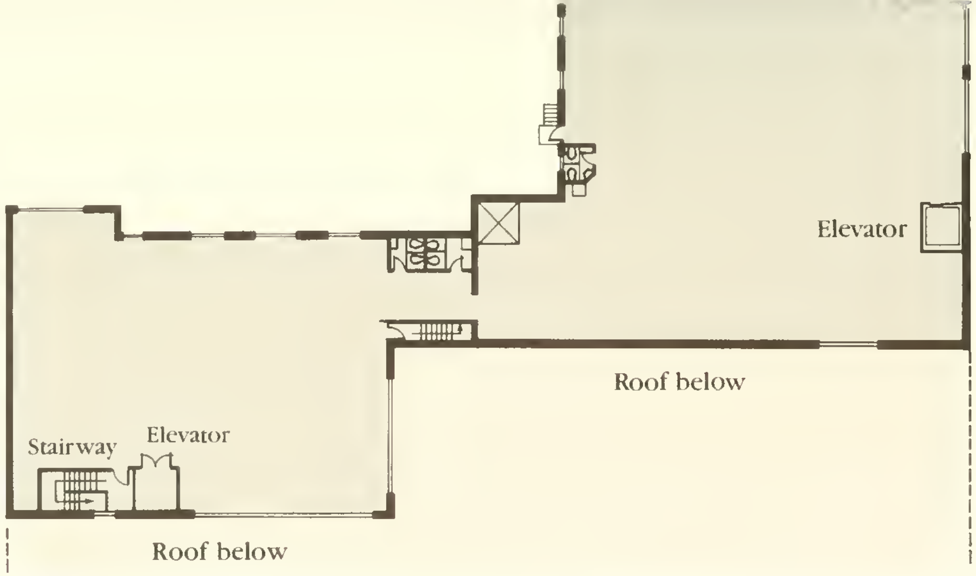


In Boston's opinion, Newmarket is good for business.

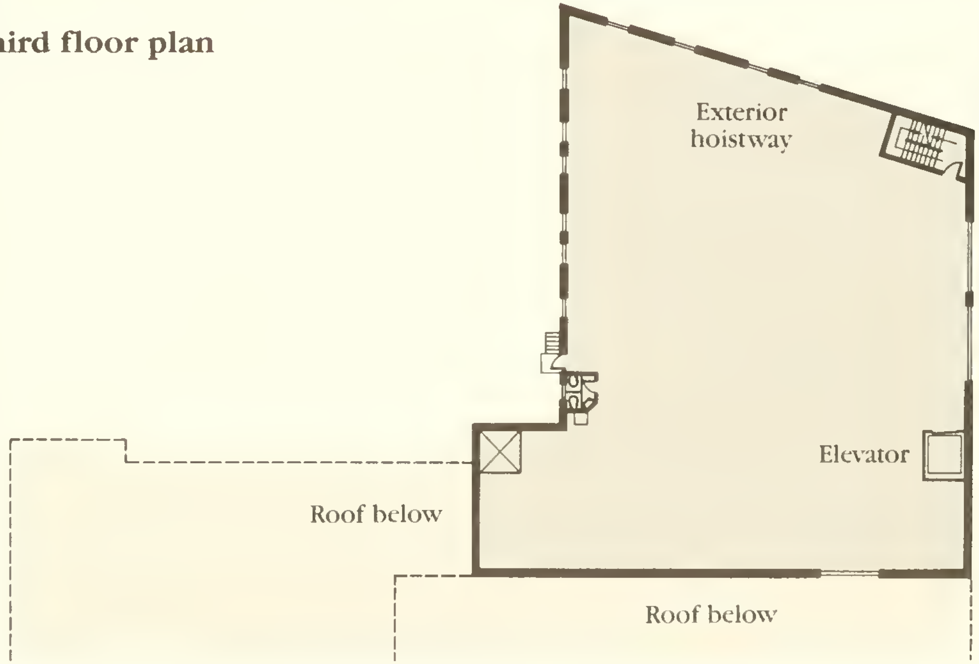
The city has slated a proposed $116 million in funding to help stimulate industrial growth in the city's Newmarket District. Included in the plan are road improvements, the creation of new development sites, and multiple business assistance programs. Why? Because Boston recognizes that Newmarket, one of the city's largest industrial-zoned districts, is very important to the area's economy.



Local area map



Third floor plan



The drawings are artist conceptions and may differ from the actual construction

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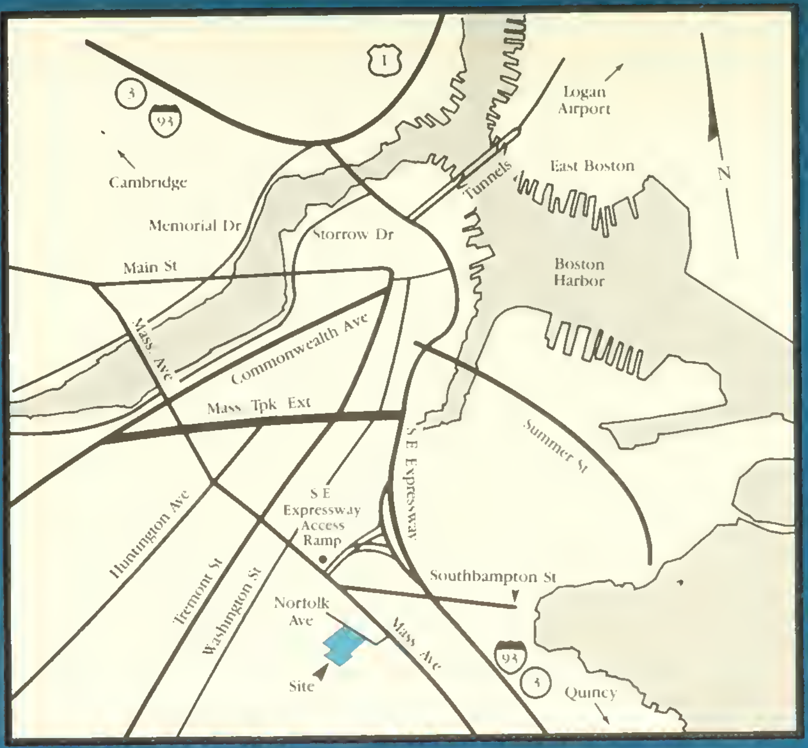
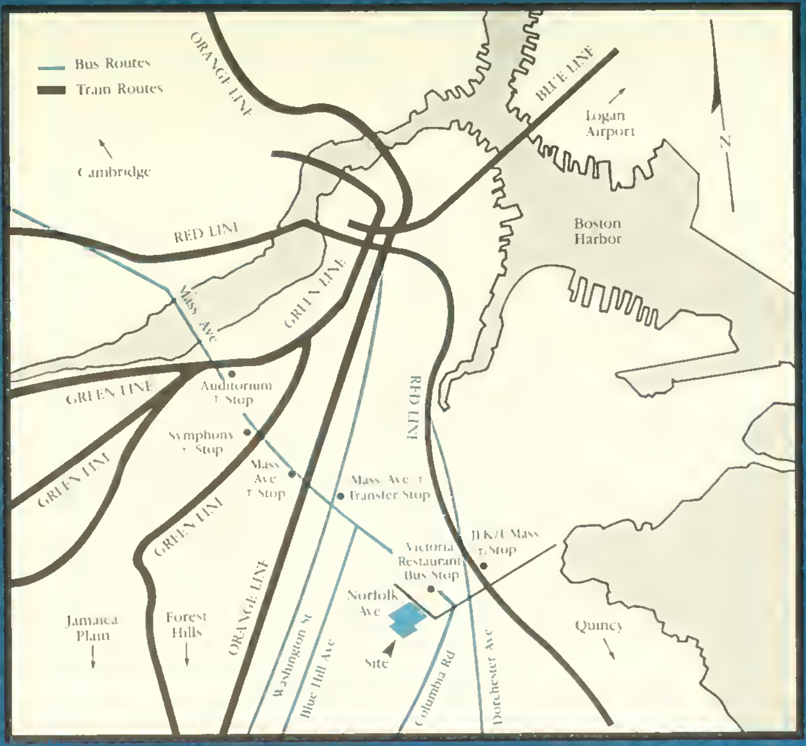


From anywhere in Boston, our location looks good.

Even though we're just around the corner from downtown, you won't find yourself cornered by Central Artery traffic jams. Look at a map and it's pretty clear that there are more alternate routes to the Newmarket Industrial District than there are to Chelsea, South Boston, East Boston and Everett. When construction begins on Boston's Central Artery/Third Harbor Tunnel, outer regions will take that much longer to reach. Deliveries can't wait for the traffic to clear up and neither should you.

Take a look at us from Boston. We're less than two miles away from the heart of the city. Only a half mile from the Mass. Ave. exit ramp off the Expressway. The Mass. Pike is easily reached by way of the Arlington/South end ramp. Routes 93 and 3 are also easily accessible.



Easy train and bus access for your employees.

Orange line—get off at the Mass. Ave. Ⓣ stop. Take any eastbound bus to the Victoria Restaurant bus stop.*

Blue line—get off at State St. Take the Orange line to the Mass. Ave. Ⓣ stop. Take any eastbound bus to the Victoria Restaurant bus stop.*

Green line—from Brookline, Brighton or Newton get off at the Auditorium Ⓣ stop. From the Huntington Ave. line, get off at the Symphony Ⓣ stop. From either stop, take any eastbound Mass. Ave. bus to the Victoria Restaurant bus stop.*

Red line—get off at the JFK/U. Mass Ⓣ stop. Take the #8 bus (Columbia Point/Ruggles Station) westbound on Mass. Ave. to the Victoria Restaurant bus stop.*

**The Victoria Restaurant bus stop at Mass. Ave. and Newmarket St. is two blocks from West Newmarket at 169 Norfolk Ave. (see map inside). Area buses run regularly every 20-30 minutes.*

West Newmarket is developed by:

new england communities, inc.
One Washington Street, Wellesley, MA 02181
telephone (617) 239-0800

Call for more information.